



Church Row, Lewes, East Sussex, BN7 2PU
Asking Price £425,000

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A two bedroom terraced cottage on Church Row in Lewes town centre. Features include a Shaker style kitchen with integrated appliances, character details, and a patio garden. The property is on a quiet road and is offered with no onward chain.

The Property

This two bedroom terraced cottage on Church Row offers a direct opportunity to own a character filled home in central Lewes. Offered for sale with no onward chain, the property is ready for immediate occupancy.

The double reception room provides a comfortable living space, blending traditional features with modern needs. In the Lounge area is a cast iron fireplace with tiled hearth, shelves in the chimney recess and further cupboards under the stairs. There is a step down to the Shaker style kitchen which has a good range of units includes integrated appliances including a Gas hob and Neff Oven and Grill, integrated slimline dishwasher and washing machine and ample storage. Double wooden doors lead to the rear patio garden.

Upstairs, there is the main bedroom with a cast iron feature fireplace and a view to the front of the church and the townscape beyond. The fitted bathroom has a modern white suite with a bath with shower over, low level WC, wash hand basin and a wall mounted Ideal Logic gas fired boiler. The layout is practical and makes good use of the available space. Stairs then lead up to the second bedroom which has built in storage cupboards and view towards Lewes Golf Course.

The private patio garden offers an outdoor area for a dining table and chairs and is paved for ease of maintenance. There is a mature tree offering privacy. Despite its town centre location, Church Row is not on a main road, providing a quieter setting while maintaining immediate access to Lewes amenities.

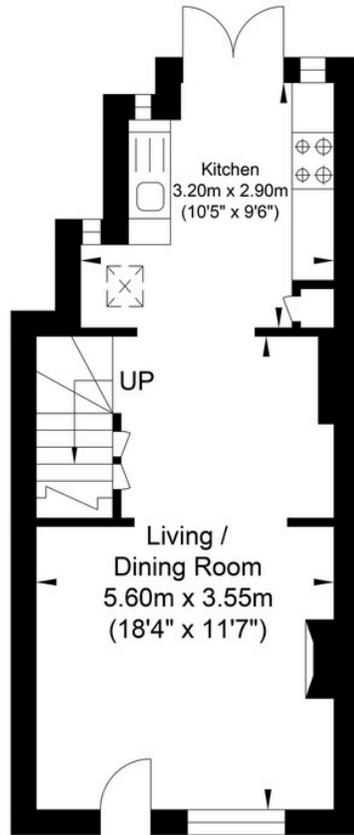
This property is suitable for first-time buyers, those downsizing, or as a weekend retreat. Its combination of character, modern features, and prime location, along with no onward chain.

The Location

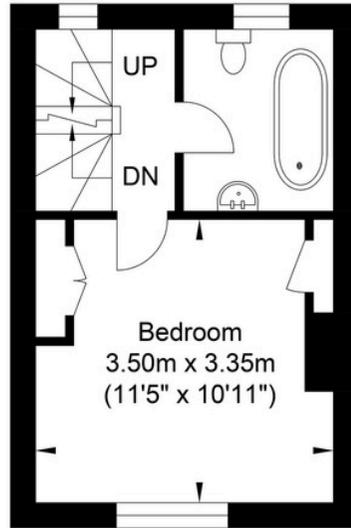
Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station which is within walking distance, offers links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including 2 prime supermarkets, Waitrose and Tesco, along with a variety of independent medieval and Georgian high street shops. Depot Cinema is a new state of the art three screen community cinema screening a variety of new releases, documentaries, classics & films for all the family. Additionally, Lewes offers a wide range of popular cafe's, old inns and restaurants as well as a farmers market held the first weekend of every month. The internationally recognised Glyndebourne Opera House is located approx 4 miles from Lewes. High quality sports facilities including Pool, Track, Tennis as well as County and Regional teams representing Football, Rugby, Cricket and Hockey offering great opportunities for adults and children alike. Highly regarded infant and primary schools are an easy walk as are Priory Secondary School, Sussex Downs College and Lewes Old Grammar School.



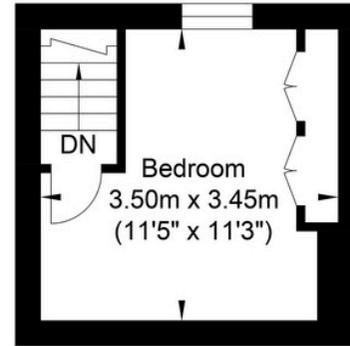
Church Row, Lewes



Ground Floor
Approximate Floor Area
296.86 sq ft
(27.58 sq m)



First Floor
Approximate Floor Area
213.98 sq ft
(19.88 sq m)

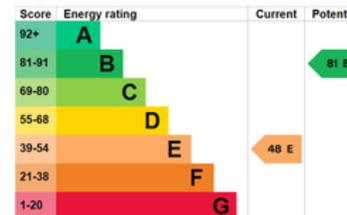


Second Floor
Approximate Floor Area
131.85 sq ft
(12.25 sq m)



Approximate Gross Internal Area = 59.71 sq m / 642.71 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Performance Certificate



Agents Notes

Tenure - Freehold
EPC - C
Council Tax Band - D



Oakley

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Lewes Property Hub
01273 487 444
14a High Street, Lewes BN7 2LN
www.oakleyproperty.com
lewes@oakleyproperty.com

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